



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, April 3, 2012

Town Hall Meeting Room, West Wing, Second Floor (Former Courtroom)

7:30 p.m.

Planning Board members present: Robert Best, Alastair Millns, John Segedy, Nelson Disco, Tom Koenig, Lynn Christensen, and Alternate Stanley Bonislowski.

Community Development staff: Planning and Zoning Administrator Nancy Larson, Assistant Planner Jeff Morrisette, and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:30 p.m., and designated Stanley Bonislowski to sit for Michael Redding.

2. Planning & Zoning Administrator's Report.

None.

3. Hecht Merrimack, LLC (applicant/owner) – Review for consideration of Final Approval of an application requesting waiver of full site plan review to permit a proposed change of use to convert an office/retail building (approximately 9,700 s.f.) to a childcare facility in the C-2 (General Commercial) and Aquifer Conservation Districts. The property is located at 706 Milford Road. Tax Map 2B, Lot 004-2. **This item is continued from the March 20, 2012 Planning Board Meeting.**

Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and Andrew Manning, Bohler Engineering.

There was no public comment.

The Board voted 7-0-0 that 36 parking spaces are sufficient for this use, on a motion made by Lynn Christensen and seconded by Tom Koenig.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

4. JPM Real Estate, LLC (applicant/owner) – Review for Acceptance and consideration of Final Approval to construct a 3,456 s.f. building consisting of a 23-seat 1,956 s.f. Dunkin Donuts restaurant with drive-thru and 1,500 s.f. of retail space. Parcel is located at 80 Continental Boulevard in the R (Residential) and Aquifer Conservation Districts. Tax Map 3C, Lot 040-1.

Applicant was represented by: James Petropulos, Vice President/Principal Engineer, Hayner-Swanson; and Applicant John Motta.

The Board voted 7-0-0 to accept the application for review, on a motion made by Lynn Christensen and seconded by Stanley Bonislowski.

There was no public comment.

The Board voted 7-0-0 to continue this item to May 15, 2012, in the Town Hall Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Nelson Disco.

- 5. XL Strength & Conditioning, LLC (applicant) and Columbia Realty, LLC (owner)**
– Review for Acceptance and consideration of Final Approval of a waiver of full site plan review for a change of use to convert an industrial/manufacturing use to a commercial gym. Parcel is located at 26 Columbia Circle, Unit B, within the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 4D-3, Lot 024.

Applicant was represented by: Attorney Greg Michael, Bernstein Shur.

The Board voted 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by John Segedy.

The Board voted 7-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Nelson Disco.

There was no public comment.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

- 6. Discussion and possible action regarding other items of concern.**

Discussion only.

- 7. Approval of Minutes.**

The minutes of March 20, 2010, were approved, with changes, by a vote of 7-0-0, on a motion made by John Segedy and seconded by Alastair Millns.

- 8. Adjourn.**

The meeting adjourned at 10:07 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by John Segedy.